

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 HAZELNUT ROAD MANOR LAKES VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$55,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8 FRAGRANCE TERRACE MANOR LAKES VIC 3024	\$550,000	13-Dec-25
11 CORNUBIA ROAD MANOR LAKES VIC 3024	\$545,000	31-Jul-26
28 MINIATA WAY MANOR LAKES VIC 3024	\$550,000	16-Jun-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 August 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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8 FRAGRANCE TERRACE MANOR LAKES VIC 3024

 3  2  2

Sold Price

\$550,000

Sold Date

13-Dec-25

Distance

0.11km



11 CORNUBIA ROAD MANOR LAKES VIC 3024

 3  2  2

Sold Price

^{RS} **\$545,000**

Sold Date

31-Jul-26

Distance

0.45km



28 MINIATA WAY MANOR LAKES VIC 3024

 3  2  2

Sold Price

^{RS} **\$550,000**

Sold Date

16-Jun-26

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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